



R B WALTERS
ESTATE AGENTS



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*Calton Road, Gloucester,
Gloucestershire, GL1 5DY.*

£425,000

This is a freehold property currently converted into 5 self contained one bedroom flats and duplex's generating a gross income of £27660. The property will be sold as a whole with tenants in situ.

A substantial detached property approaching 2000sq ft which has been divided into five self contained units each with private tenants. The tenants have been in situ from between 2017 and 2022 with the last rent increase applied this year.

All the flats are one bedroom with one being a duplex apartment, two being on the ground floor and two being first floor. There is a small outside area to the rear and off road parking for two vehicles.

All flats have up to date electrical safety certificates, sound insulation certificates and energy performance certificates ranging from D to E.

Services

Mains Water

Mains Drainage

Electric

Broadband Available

Duplex Flat 53

Living Room

13' 10" x 11' 2" (4.21m x 3.40m)

Kitchen

10' 11" x 6' 5" (3.32m x 1.95m)

First Floor Landing

Bedroom

11' 5" x 11' 4" (3.48m x 3.45m)

Bathroom

10' 8" x 6' 3" (3.25m x 1.90m)

Ground Floor Flat 53a

Living Room

14' 2" x 9' 10" (4.31m x 2.99m)

Inner Hallway

Kitchen

8' 5" x 7' 7" (2.56m x 2.31m)

Bedroom

12' 1" x 7' 2" (3.68m x 2.18m)

Bathroom

12' 3" x 3' 11" (3.73m x 1.19m)





Ground Floor Flat 53c

Living/Kitchen Area

19' 9" x 11' 5" (6.02m x 3.48m)

Bedroom

13' 9" x 10' 7" (4.19m x 3.22m)

Bathroom

5' 6" x 4' 10" (1.68m x 1.47m)

Duplex Flat 53d

Hallway

Bathroom

8' 4" x 2' 8" (2.54m x 0.81m)

First Floor Landing

Living Room

13' 11" x 6' 11" (4.24m x 2.11m)

Kitchen

9' 0" x 4' 1" (2.74m x 1.24m)

Bedroom

12' 0" x 7' 5" (3.65m x 2.26m)

Ensuite WC

5' 3" x 2' 2" (1.60m x 0.66m)

First Floor Flat 53b

Living Room

14' 8" x 11' 9" (4.47m x 3.58m)

Kitchen

12' 3" x 7' 5" (3.73m x 2.26m)

Bedroom

11' 11" x 8' 9" (3.63m x 2.66m)

Bathroom

8' 11" x 4' 3" (2.72m x 1.29m)



